

**NO TRANSFER
TAX PAID**

WARRANTY DEED

41-56-16

Know All Men By These Presents

That I, **Francis K. Fox**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Francis K. Fox and Terri Mann Fox**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 16 Lincoln Woods Lane, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Francis K. Fox and Terri Mann Fox, as joint tenants and not as tenants in common, their heirs and assigns forever, certain premises located in ~~Waterville~~ County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

UNIT 16 in Lincoln Woods Condominium located in Waterville, County of Kennebec and State of Maine, together with .0625 of the undivided interest appertaining to said Unit #9 in the common area and facility of said Lincoln Woods Condominium all as more fully set forth in the Declaration of Condominium dated December 6, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 259 and First Amendment thereto dated March 14, 1989 and recorded in said Registry of Deeds in Book 3516, Page 98, and Second Amendment thereto dated May 30, 1989 and recorded in said Registry of Deeds in Book 3558, Page 143. Said Declaration, First Amendment and Second Amendment, together with the schedules and exhibits thereto, are incorporated herein by reference as though set forth at length herein.

REFERENCE is hereby made to the survey and plans of Lincoln Woods Condominium entitled "Plan of Property of J. J. Development Corp., Lincoln Woods, A Condominium" dated October 12, 1988 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium File Nos. E-88279 through E-88281 inclusive and C-88282 through C-88288 inclusive and amended plans E-89064, C-89065 through C-89071 inclusive, and E-89163. Said survey and plans being incorporated herein by reference.

THE premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and on the aforementioned Plans, the within Grantee, as part of consideration herefor, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Lincoln Woods, A Condominium.

Being all and the same premises acquired by Francis K. Fox by Warranty Deed from Bonnie L. Bouchard dated April 27, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6461, Page 277.

2) M. QBS

SUBJECT, HOWEVER, to a Mortgage given by Francis K. Fox to Kennebec Savings Bank dated April 27, 2001 in the original principal amount of \$67,900.00 recorded in the Kennebec County Registry of Deeds in Book 6461, Page 278.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Francis K. Fox and Terri Mann Fox, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Francis K. Fox have hereunto set my hand and seal this 28TH day of July, 2008.

Signed, Sealed and Delivered
in the presence of

Received Kennebec SS.
07/29/2008 8:22AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

William P. Dubord
Witness

Francis K. Fox
Francis K. Fox

STATE OF MAINE
County of Kennebec, ss.

Personally appeared before me on this 28TH day of July, 2008, the above-named, Francis K. Fox, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord
Notary Public



Printed name: _____

WILLIAM P. DUBORD
Attorney at Law
Notary Public

My comm. exp: _____

My Commission expires 6/26/2015

(Seal)